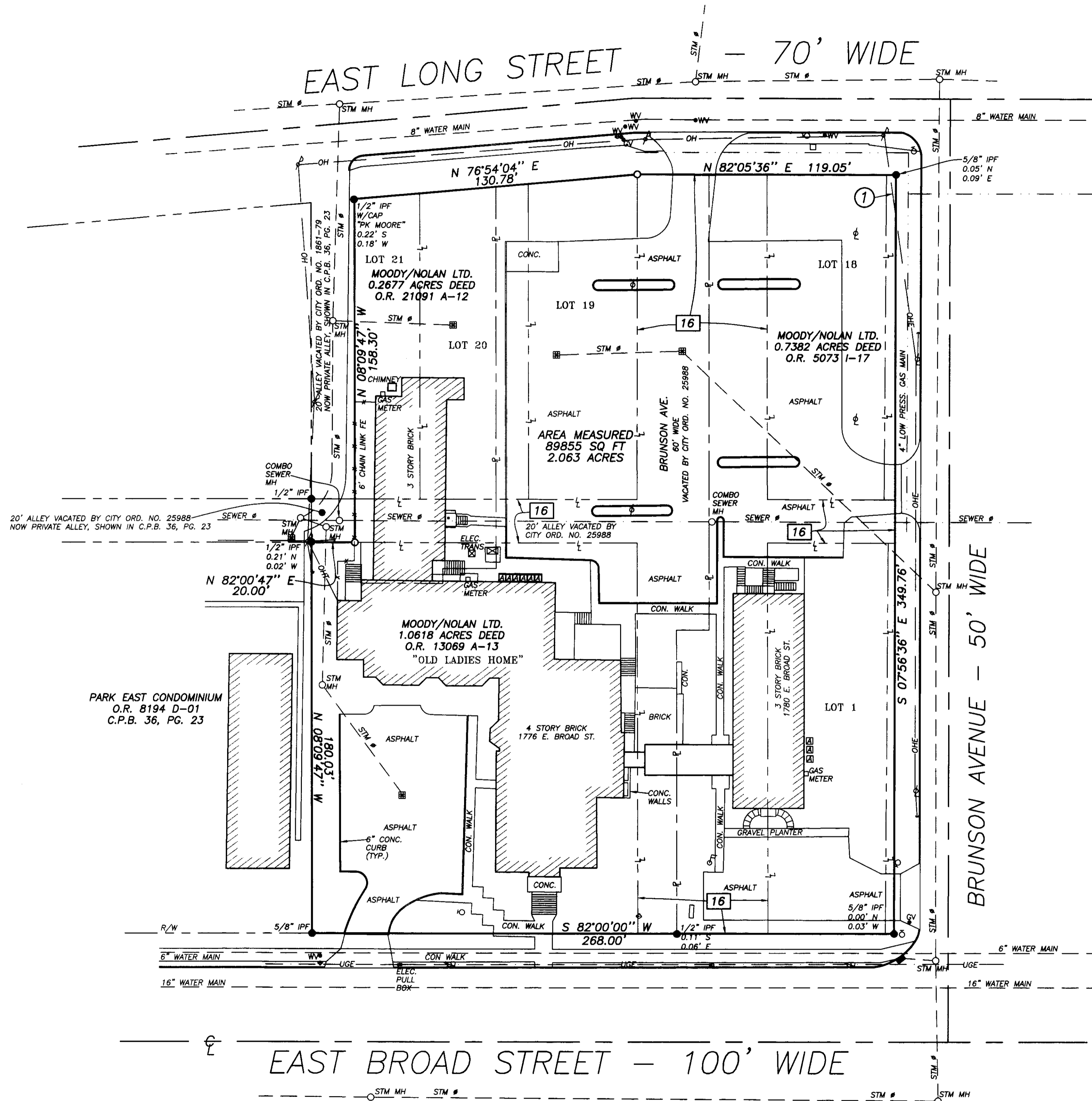
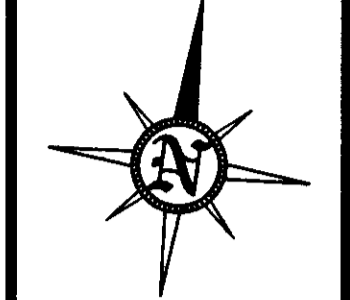
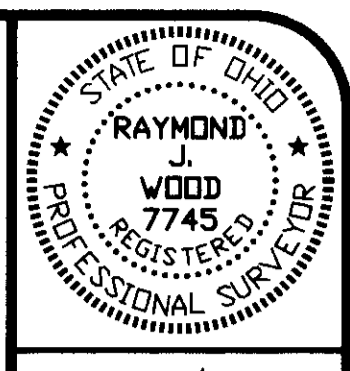


# ALTA SURVEY OF 2.063 ACRES AT BROAD ST. AND BRUNSON AVE.



SITUATED in the State of Ohio, County of Franklin, City of Columbus, and being a part of Half-Section 15, Township 5, Range 22, Refugee Lands, and also being a part of William Morphy's Administrator's Subdivision, Plat Book 7, pg. 300, and being all of a 0.7382 acre tract conveyed to Moody/Nolan Ltd. in Official Record (O.R.) 5073 1-17, all of a 1.0618 acre tract conveyed to Moody/Nolan Ltd. in O.R. 13069 A-13, and all of a 0.2677 acre tract conveyed to Moody/Nolan Ltd. in O.R. 21091 A-12, Franklin County Recorders Office.

All records referred to are those of record with the Franklin County Recorders Office, except as noted.

Beginning at the intersection of the north line of East Broad St. (100 feet wide) and the west line of the Relocated Brunson Ave (50 feet wide), referenced by a found 5/8" iron pin (0.00' N, 0.03' W), being the southeast corner of the said 0.7382 acre tract;

THENCE South 82 degrees 00 minutes 00 seconds West, 268.00 feet, along the south line of the said 0.7382 acre tract and a south line of the said 1.0618 acre tract, along the north line of the said East Broad St., to a found 5/8" iron pin, being the southwest corner of the said 1.0618 acre tract and the southeast corner of Park East Condominium, Condominium Plat Book 36, pg. 23;

THENCE North 08 degrees 09 minutes 47 seconds West, 180.03 feet, along a west line of the said 1.0618 acre tract and a east line of the said Park East Condominium, to a point referenced by a found 1/2" iron pin (0.21' N, 0.02' W), being a northwest corner of the said 1.0618 acre tract and a corner of the said Park East Condominium, and being the southwest corner of a 20 foot wide alley vacated by City of Columbus Ordinance No. 25988, now a private alley as shown on the Park East Condominium plat;

THENCE North 82 degrees 00 minutes 47 seconds East, 20.00 feet, along the south line of the said vacated alley and a north line of the said 0.2677 acre tract;

THENCE North 08 degrees 09 minutes 47 seconds West, 158.30 feet, along the east line of the said vacated alley and the east line of a 20 foot wide alley vacated by City of Columbus Ordinance No. 1981-79, a west line of the said 0.2677 acre tract, to a point referenced by a found 1/2" iron pin w/ cap stamped "PK MOORE" (0.22' S, 0.18' W), being the northwest corner of the said 0.2677 acre tract and the intersection of the east line of the said vacated alley and the south line of East Long St. (70 feet wide);

THENCE North 76 degrees 54 minutes 04 seconds East, 130.78 feet, along the north line of the said 0.2677 acre tract, a north line of the said 1.0618 acre tract, and the south line of the said East Long St., to a set iron pin, being a corner of the said 1.0618 acre tract and the northeast corner of the vacated Brunson Ave., City of Columbus Ordinance No. 25988;

THENCE North 82 degrees 05 minutes 36 seconds East, 119.05 feet, along a north line of the said 1.0618 acre tract, a north line of the said 0.7382 acre tract, the north line of the said vacated Brunson Ave., and the south line of the said East Long St., to a point referenced by a found 5/8" iron pin (0.05' N, 0.09' E), being the northeast corner of the said 0.7382 acre tract and the intersection of the south line of the said East Long St. and the west line of the said relocated Brunson Ave.;

THENCE South 07 degrees 56 minutes 36 seconds East, 349.76 feet, along the east line of the said 0.7382 acre tract and the west line of the said relocated Brunson Ave., to the True Point of Beginning, containing 89,855 square feet or 2.063 acres according to a survey by J & J Surveying Services, Inc. in July of 2001;

The basis of bearings is the south line of the said 1.0618 acre tract as being South 82 degrees 00 minutes 00 seconds West, shown in O.R. 13069 A-13;

All iron pins set are 30" long, 5/8" in diameter, with a cap stamped "J&J SURVEYING".

**ENCROACHMENTS:**  
DENOTED THUS ①

1) THE OVERHEAD ELECTRIC CROSSES ONTO THE 0.7382 ACRE TRACT AT THE NORTHEAST CORNER OF THE TRACT.

**FLOOD PLAIN:**  
SUBJECT TRACTS ARE LOCATED IN ZONE X, AREAS OUTSIDE A 5 HUNDRED YEAR FLOOD, ACCORDING TO FIRM COMMUNITY-PANEL 39049C0255 G, DATED AUGUST 2, 1995.

TO THE TITLE COMPANY, LTD., THE HUNTINGTON NATIONAL BANK, AND VOLUNTEERS OF AMERICA OF CENTRAL OHIO, INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT, AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND INCLUDES ITEMS 1, 3, 4, 7(a), 8, 10, AND 13 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF A URBAN SURVEY.

*Raymond J. Wood*  
RAYMOND J. WOOD  
R.S. 7745  
1/24/02  
Date

NOT REVIEWED

**NOTES:**

**TITLE COMMITMENT**  
This survey does not constitute a title search by J & J Surveying Services, Inc. All information regarding record assessments and other documents that might affect the quality of title to tract shown hereon was gained from Title Commitment Number TTC-1085, prepared by First American Title Insurance Co., dated 12/17/01. The following comments correspond to the items numbered in the above-referenced commitment.

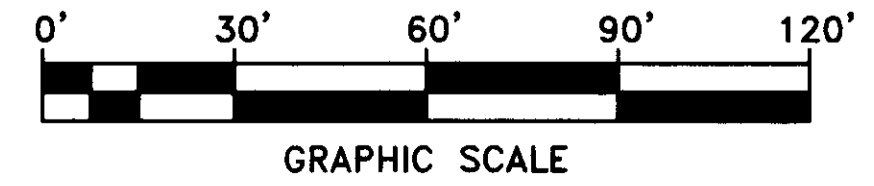
- Schedule B - Section II
- Item No. (denoted thus [16] on survey)
- The 10' electric easement to Columbus Southern Power Co. in O.R. 14533 J-03 applies, crossing the 1.0618 acre tract, being centered on the line as installed, but is not plotted, due to lack of physical markings or a reference map from the utility co.
  - The parking easement in O.R. 13142 E-08 does not apply, having expired when 1776 Corporation sold the 0.2677 acre tract. The common wall agreement applies to the 0.2677 acre tract and the 1.0618 acre tract.
  - The parking and ingress/egress easement granted in O.R. 5073 1-19 applies, being a burdening easement to the 0.7382 acre tract and a servient easement to the 1.0618 acre tract.
  - The City of Columbus vacated the first alley west of Brunson Ave. from south of Long St. to the east-west alley in Ordinance No. 1851-79, and retained easement rights for utilities. The alley is to the west of the subject tracts north of the east-west alley, and does not apply. The City of Columbus vacated Brunson Ave. and the east-west alley in Ordinance No. 25988, but did not retain easement rights for utilities. The 12" storm and sanitary sewer that runs through the east-west alley may be an encroachment, but the date of construction could not be determined.
- Only items addressed. The rights to the easements and the agreement in Items 11 and 12 are now owned by Moody/Nolan, Ltd.

**ENVIRONMENTAL**  
Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this tract.

**UTILITIES**  
The locations of underground utilities as shown hereon are based on above-ground structures and record drawings provided the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. Before excavations are begun, the Ohio Utility Protection Service should be contacted for verification of utility type and for field locations.

**LEGEND**

- 1 Lot Numbers
- Lot Lines
- Property Lines
- S Sanitary Sewer
- St. Storm Sewer
- W Water Main
- G Gas Line
- UG Underground Cables
- OH Overhead Lines
- E Electric Lines
- DV Ditch Line
- OR Official Record
- MH Man Hole
- IP.S. Iron Pin Set
- I.P.F. Iron Pin Found
- Manhole
- Storm Inlet
- Fire Hydrant
- Utility Pole
- Guy Wire
- Fence
- Sign
- Valve Box
- Air Conditioner
- Telephone Closure
- Electric Closure
- Light Pole
- Bollard
- Yard or Flood Light
- Mail Box
- Handicap
- Curb Inlet
- Drop Inlet
- Diameter
- Downspout Drain
- Gas Meter
- Electric Meter
- Water Meter
- Concrete
- Ornamental
- Cable Television
- Beam Out
- Pole Numbers
- Evergreen Tree
- Deciduous Tree



2 WORKING DAYS  
BEFORE YOU DIG  
CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE

ALTA SURVEY OF 2.063 ACRES AT BROAD ST. AND BRUNSON AVE.

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